CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

(C & N)
Community Renewal
September 16, 1982

To: Neighbourhoods Committee

Subject: Local Parks Review

Origin: Commissioners of Planning and Development and Parks and Recreation (c71nhc82079:57)

Comments:

## INTRODUCTION

"A Study of Local Parks Outside the Core Area" was adopted by City Council on July 21,1980. It identified local parks shortages in fifty-one neighbourhoods containing 25% of the City's population. Joint redevelopment of school playgrounds secured by shared-use agreements was the principal vehicle recommended for addressing these deficiencies. The Neighbourhoods Committee at its meeting on December 1, 1981 requested the Commissioner of Parks and Recreation to report on the past four to five years experience with joint improvements on Board of Education properties and to suggest policy guidelines with respect to playground improvements and to establish priorities for same.

In this report, our departments will:

a) review park acquisitions and school park redevelopments since June, 1980 and the local park deficiencies addressed;

b) assess the School Park vehicle as a principal mode of filling remaining deficiencies;

c) re-evaluate remaining priority areas for new park development;

d) recommend a level of capital budget provision for the period 1983-5.

## PROGRESS TOWARDS LOCAL PARK EQUITY: JUNE, 1980 - SEPTEMBER, 1982

The standard used to assess local park deficiencies is contained in the Official Plan, namely 0.56 hectatres (1.4 acres) per 1000 persons within 400 m (1/4 mile) walking distance. This is an arbitrary standard used only as a basis for determining neighbourhoods with the most severe park shortages. A deficient area contains less than 0.20 hectares (.5 acres) per 1000. At the

time of the study, the City owned (either directly or via lease or other agreement) and maintained 1607.0 acres of parkland (local, district or regional) plus having approximately 7.7 acres of school parks. A school park was defined as a school yard which had been substantially (50%) improved and where public access was assured via a shared-use agreement with the City. (See Map 1)

The original study dealt with four levels of deficiency, namely: 1) No parkland, 2) Deficient in parkland, 3) Inadequate parkland, and 4) Limited accessibility to parkland. The first two categories covered deficiency priorities 1-19. Beyond these, the relative parkland deficiency might well not be noticed at the nehghbourhood level. In thisreport, therefore, we will only deal with these two major groups.

Assessed against the Official Plan standard, this left 51 neighbourhoods containing 149,800 people (1978 population) with no parkland or a deficiency against this standard. A neighbourhood is defined as an area bounded by busy arterial streets. (See Map 2).

Since the study, the City has acquired and/or developed 14.327 areas of parkland consisting of additions to or acquisitions of 23 sites and shared the costs of improving 25.861 acres of school parks affecting 13 schools. The latter are now considered School Parks as they are secured by a shared-use agreement or a grant agreement, as under NIP - CSCP funding. These acquisitions or redevelopments have fully or partially eliminated thirteen neighbourhood park deficiencies benefitting 43,713 residents. 100,987 residents still live in neighbourhoods with no parkland or with deficient parkland (1981 population) (See Map 3 and Appendix "A")*

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*N.B. - Starting with this map, the remaining deficiency maps show the cumulative effects of each action referred to in the text.

From the above, it is obvious that the pace of park development and the distribution of benefits would be visible to a significant portion of the city's population. Affecting local neighbourhoods as it does, the continuation of the local parks program at the current level offers the certainty of fulfilling the city's overall goal in a reasonable period of time. As well, it has the added advantage of involving and directly benefitting local taxpayers "where they live".

ASSESSMENT OF SCHOOL PARKS AS DEVELOPMENT VEHICLE

The previous review of deficiencies addressed by parks acquisitions or additions and by school park redevelopments documents the tangible success of this vehicle. The cost advantage to the City of the latter route is evident from the following comparison:

| Park Acquisition and Development | Wabash/Sorauren Park |
|---|---|
| Area: 1.093 acres | *Note - this site was acquired as a bankruptcy sale. The land cost is relatively low compared to market prices for industrial land |
| Acquisition cost: $468,000 | |
| Redevelopment cost: $205,000 including demolotion | |
| Cost per acre: $615,737 | |

| School Park Redevelopment | Earl Beatty Public School |
|---|---|
| Area: 1.391 acres | |
| Redevelopment Cost: $119,221 | ($42,555 Board of Education) |
| Cost per acre: $85,709 | |

These sites were selected because both helped address local park deficiencies and, within the lot areas available, both began to address local recreational facility deficiencies as well. The presence of a school with a local community identity and after-hours programming complemented by a school park redevelopment presents the opportunity to provide a full social-recreational complex with year round potential. An extra degree of design

sensitivity and community participation is required to insure that a school park becomes regarded as a community asset and not just for school children. Notwithstanding that caution, continued use of school parks as a major vehicle in addressing local park deficiencies would be prudent, appropriate and highly cost effective.

The redevelopment of nine unimproved elementary and secondary public and separate school properties could fully or partially address eight additional park deficient areas. (Map 4 and Appendix "B")

On its own, the Toronto Board of Education over the years has substantially improved 32 of its school sites, five of these lie in park deficient areas. In the case of elementary schools, these playgrounds could now, or would after minor improvements, fill the need for neighbourhood parks. Secondary school sites with their major athletic facilities (i.e. tracks, football fields) and sitting-out areas could complement major City parks. The Parks and Recreation Department currently has first claim on permitting these sites after school hours. The Commissioner of Parks and Recreation should review all these sites to assess their suitability for consideration as school parks. (see Map 5 and Appendix "C")

Deficient neighbourhoods still shown on Map 5 can only be addressed by parks acquisitions. Of these, as many as twelve deficiencies could not be addressed without demolishing housing.

LOCAL PARKLAND POLICY

The Boards of Education, in particular, the Public Board, have been extremely cooperative in working with the City to address parkland shortages. The Toronto Board of Education in June of this year adopted a staff report entitled "Criteria for Determining Priorities for Major Elementary School Playground Improvements", (see appendix "D"). The intent was to rationalize the administrative time involved in acknowledging requests for school playground improvements and assigning relative priorities. A 100 point weighting system was developed that accented facility adequacy and program requirements (maximum 29 points), intensity of use especially re numbers of students (maximum 20 points), condition of existing yard (maximum 25 points) and cost sharing potential (maximum 20% points).

These guidelines deal only with requests received from local schools and other bodies including the City. They do not represent a comprehensive assessment on the Board's part of its own properties or of the overall provision of publicly accessible open spaces near school sites. It is a case where the squeaky

wheel gets oiled. It is, however, Council's declared intent to progress towards an equitable distribution of parkland across the City. It is our Departments' opinion that the priority areas and ratings set out in the original report still hold true. Other than an updating of the neighbourhood populations from 1978 to 1981 counts, the changes in building density, number of children and seniors and annual family income would not have changed enough to demand revision to the weightings used.

The assessment of sites independently improved by the Board may prove that a number of deficiencies have been adequately met with no further City investment required. In consultations with the Boards of Education, the City's position on jointly-funded parkland acquisition and/or redevelopment proposals should be reaffirmed as follows:

1. Future projects should largely follow the relative neighbourhood deficiency prioritizations set out in the original study.

2. Park acquisition and neighbourhood improvement capital planning should pay consideration to addressing the remaining park deficiencies.

3. School park or parks acquisition projects may be initiated in non or low priority neighbourhoods where deficiencies in recreation facilities merit action.

4. In neighbourhoods where both park acquisition and school park redevelopment options are valid, our Departments should evaluate the locations/advantages and community interest in all potential sites before making a final recommendation.

## CAPITAL BUDGET IMPLICATIONS

From the perspective of the neighbourhood improvement programs administered by the Planning and Development Department, the identification of remainaing park deficient neighbourhoods will continue to influence area selection. As senior governments impose other guidelines (eg. condition of housing stock, low to moderate income, municipal hard service deficiencies, community participation, etc.), park deficiencies cannot be the sole determinant. It may prove equally important to develop social-recreational facilities in non-park deficient areas or indeed to develop schools or other buildings for indoor social-recreational facility needs as opposed to any parkland projects.

The Department of Parks and Recreation will be embarking on a program of long range plant renewal and rejuvenation. Future

program changes will reflect a balance between upgrading existing facilities and parks while maintaining the current pace of park acquisition and park/school park development.

The Task Force on Neighbourhood, Social and Recreational Facilities called on our Departments to undertake a study of the distribution of current recreation and community service needs, to identify future needs and demands for these services and to investigate procedures for projecting long term capital expenditure. An inventory of existing recreation facilities and their distribution will identify facility deficiencies. While the original Local Parks Study focussed on the amount or area of publicly accessible open space, its use potential and intensity of use are also major considerations. A report addressing this aspect of parkland planning is a logical extension of the original report. The production of the facilities report for consideration during the 1984 capital budget process will provide a more comprehensive and systematic framework for our projections.

For the fiscal years 1983-85, we recommend that the current pace of providing for local parks acquisition and development/redevelopment be sustained.

Recommendations:

1. That Council reaffirm the policy principles set out in this report respecting park acquisitions and/or joint funded park and school park developments.

2. That the Commissioners of Parks and Recreation evaluate school sites redeveloped independently by the Boards of Education for consideration as school parks.

3. That the Commissioners of Planning and Development and Parks and Recreation continue to consult on their capital program planning as these relate to parkland and recreation facility developments.

4. That the Commissioners of Planning and Development and Parks and Recreation complete the recreation and services needs study in time for consideration with the 1984 capital budget.

5. That the Commissioners of Parks and Recreation and Planning and Development consult with officials of the Board of Education in advance of their capital budget submissions regarding co-ordinated capital improvement planning.

6. That Council request the Boards of Education to have regard for the above mentioned priorities when developing their program of school improvements.

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7. That the current pace of expenditure on park acquisition and development be maintained for the years 1983-85.

Stephen G. McLaughlin,
Commissioner
Planning and Development

Ivan B. Forrest,
Commissioner
Parks and Recreation

APPENDIX A

## DEFICIENCIES ADDRESSED 1980-82

| Ward | Area | Priority | Park Type + Name | Acreage | Population '81 | Area: 1000 | Deficiency /Surplus ± .5 acres: 1000 |
|---|---|---|---|---|---|---|---|
| 2 | 17 | 3 | Wabash/Sorauren Park | 1.093 acres | 6209 | .176 | -.324 |
| 2 | 22 | 2 | Beatty Ave. Parkette (.172)<br>Beatty Blvd. (1.316) | 1.488 | 3240 | .459 | -.041 |
| 2 | 14 | 4 | Ritchie Avenue Parkette | .182 | 643 | .283 | -.217 |
| 3 | 4 | 4 | St. Claire S.S. School Park | .207 | 394 | .525 | +.025 |
| 3 | 8 | 4 | Regal Road P.S. Park | 2.9 | 3199 | .907 | +.407 |
| 7 | 32 | 4 | Lord Dufferin P.S. School Park | 2.346 | 372 | 6.306 | +5.806 |
| 9 | 30 | 3 | Wilkinson-Danforth School Park (9.99)<br>St. Brigid's S.S. (,445) | 10.435 | 4345 | 2.402 | +1.902 |
| 8 | 36 | 4 | Bruce P.S. School Park | 1.457 | 2124 | .685 | +.185 |
| 4 | 20 | 2 | Muir-Gladstone School Park | 3.079 | 2878 | 1.07 | +.57 |
| 8 | 34 | 9 | Cityhomes "Stables" site Coxwell Ave. and CNR Tracks | .62 | 1140 | .544 | +.044 |
| 2 | 61 | 12 | Melbourne Ave. Parkette (.146)<br>Parkdale Coll. School Park (4.39)<br>Close Ave. + Springhurst Close (1.066)<br>Springhurst (.230)<br>Springhurst-Cowan (.353) | 6.185 | 11152 | .555 | +.055 |

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| Ward | Area | Priority | Type + Name | Acreage | Population '81 | Area: 1000 | Deficiency /Surplus ± .5 acres :1000 |
|---|---|---|---|---|---|---|---|
| 8 | 65 | 12 | Wilkinson-Danforth School) Park (9.99) ) Langford Parkette (.285) ) | 10.275 | 3481 | 2.952 | +1.452 |
| 4 | 58 | 11 | Osler Playground Lane ) land (.083) ) +Park (1.396) ) | 1.479 | 6070 | .244 | -.256 |

APPENDIX B

## POTENTIAL SCHOOL PARKS IN DEFICIENT NEIGHBOURHOODS

| Ward | Area | Priority | Site(s) | Acreage (including existing) | Population '81 | Area: 1000 | Deficiency/Surplus ± .5 acres = 1000 |
|---|---|---|---|---|---|---|---|
| 2 | 17 | 3 | Fern Ave. P.S. (1.901) | 2.918 | 6209 | .470 | -.030 |
| 2 | 16 | 6 | Brock P.S. | 1.234 | 1653 | .747 | +.247 |
| 3 | 1 | 5 | General Mercer P.S. | 3.384 | 1873 | 1.807 | +1.307 |
| 3 | 3 | 2 | Earlscourt P.S. | 1.483 | 6249 | .237 | -.263 |
| 5 | 10 | 6 | McMurrich-Vinnona P.S. | 2.955 | 2766 | 1.068 | +.568 |
| 4 | 21 | 3 | Grace P.S. | 2.399 | 2897 | .828 | +.328 |
| | 59 | 13 | Clinton P.S. (2.048) | 4.139 | 3582 | 1.155 | +.655 |
| | | | King Edward P.S. (2.091) | | | | |
| 10 | 28 | 7 | Eglinton P.S. | 1.176 | 3531 | .333 | -.167 |

APPENDIX C

## BOARD IMPROVED SITES IN PARK DEFICIENT NEIGHBOURHOODS

| Ward | Area | Priority | Site | Acreage (including existing) | Population | Area: 1000 | Surplus/Deficiency ± .5 acres = 1000 |
|---|---|---|---|---|---|---|---|
| 2 | 61 | 12 | Queen Victoria P.S. 1.82 acres | 8.005 | 11152 | .718 | +.218 |
| 3 | 53 | 13 | Oakwood Collegiate 4.727 acres | 4.727 | 1358 | 3.481 | +2.981 |
| 5 | 55 | 16 | Huron St. P.S. 1.865 acres * | 2.697 | 6555 | .411 | -.089 |
| 8 | 34 | 9 | Roden P.S. 2.518 acres | 3.138 | 1140 | 2.753 | +2.253 |
| 10 | 63 | 17 | North Toronto Collegiate 3.858 acres | 6.338 | 8103 | .782 | +.282 |

* Some City funds were involved in providing tennis courts at this site.

APPENDIX "D"
(Portions of original)

BOARD OF EDUCATION
Office of the Director of Education

May 3, 1982

To the Chairman & Members of the
Business Administration Committee:

PART II

Criteria for Determining Priorities
for Major Elementarty School Playground Improvements

Pursuant to the Interim Report on Playground Improvements presented to the Committee on December 14, 1981 (see Appendix A), staff have developed a set of weighted criteria for evaluating requests for the provision of playground improvements on a comparative basis. Accordingly, the following information and recommendations are presented for consideration.

Existing Policy - Criteria for establishing priorities for major playground improvements and funding limitations for this program are outlined in Appendix B.

Criteria - Proposed revised criteria for determining relative priorities for playground improvements are outlined in Appendix C.

Weighting Factors - Proposed weightings to be assigned to each of the criteria are outlined in Appendix D

Priorities Established by Application of Criteria and Weighting Factors

Appendix E illustrates the priority ranking that results from the application of the proposed criteria and weighting factors. It will be recognized that this process to determine relative priorities should be carried out annually, over the entire school system, prior to the submission of recommendations respecting the Playground Improvement Program for the year following, in order to recognize changes that could affect relative priority rankings, e.g., enrolment changes, changes in funding arrangements, etc. As many of the individual playground improvements are phased, it is not intended to change the priorities of these particular projects

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once started, as this could have the effect of eliminating the project from consideration of further funding before its total completion.

Commitment of Staff Time to Consultative and Design Process

As indicated in the Interim Report on Playground Improvements (Appendix A), many requests for playground improvement have received. This trend is likely to continue.

The origin of requests varies and many involve one or more of the following: schools, community groups, City of Toronto Parks and Recreation Department, and/or agencies responsible for allocating outside funding, such as the Ontario Neighbourhood Improvement Progrm (O.N.I.P.) funds or, prior to O.N.I.P., C.S.C.P. or N.I.P. funds. Accordingly, considerable staff time would be required to respond to each request by developing design proposals satisfactory to all involved parties. With this in mind, and recognizing

(a) that the proposed criteria and weightings and the attendance priority ranking reflect an assessment of needs, rather than relative merits of different specific designs, and,

(b) that design requirements often change drastically if there is a significant delay between time of the initial consultation/design process and actually securing funding for a project,

it will be proposed that staff time allocated for esponding to requests for playground improvements be limited to that necessary to prepare preliminary proposals and cost estimates sufficient for priority ranking purposes only, except

( i) in the case of projects sufficiently high on the priority ranking list that funding for them within 2 years is a reasonable expectation (hence preparation of final designs and cost estimates are warranted) or,

(ii) where further design work is necessary to quality a project for assured funding from non-Board sources.

Funding Concerns

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In the Interim Report on Playground Improvement, presented to the Business Administration Committee at its meeting on December 14, 1981, it was mentioned that:

> "...your Committee should be aware that at this time it appears that virtually the entire budget allocation for 1982 (assuming a flat extension of the 1981 budget), will be required to complete the final phases of work on projects that hadbeen started in 1981 or earlier."

It was further noted that:

> "...based on the current level of funding for this program and preliminary estimates of the cost of the work involved, it would take 25-30 years to complete the improvements to playgrounds of schools listed in Appendix B, Group II."

Concerns were shared with the Committee at that time regarding the expectations of the communities being raised by initiating a design process, when there is little likelihood of funds being made available for the projects for many years. In this regard, it is noted that the list of outstanding requests for playground improvements has increased yearly--the 1981 list included 21 schools, however, the current list includes 34 schools.

In addition to the overriding concerns regarding funding for this program, a "project specific" concern is that the Board-established limit of $38,150 (1982 funds) per project, per year, is insufficient in many instances to complete an entire phase (e.g., a sodded soccer field with irrigation). Accordingly, staff will recommend that the limit of $38,150 be eliminated, with the understanding that this may result in few projects being undertaken each year.

Accordingly, it is recommended:

(1) that the criteria for determining relative priorities for playground improvements, as outlined in Appendix B, be approved;

(2) that the weighting factors for the criteria, referred to in Recommendation 1 above, as outlined in Appendix C, be approved;

(3) that annually, commencing in 1982, prior to the submission of the proposed Playground Improvement Progeam for the year following, the Director of Education report

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the priority ranking, as determined by the application of the criteria and weighting factors referred to in the preceding recommendation;

(4) that the Board-established limit of $38,150 per project, per year be eliminated so that one complete phase of a project may be undertaken at a time;

(5) that, commencing in 1983, recommendations for inclusion of specific projects in the proposed Playground Improvement Program be based on the priority ranking as presented in accordance with Recommendation 3 above;

(6) that, commencing in 1983, projects for which one or more phases of development have been completed in the year previous, receive first consideration (as compared to projects not yet started) for further funding in order to avoid undue delays in completion of such projects;

(7) that projects be removed from the priority list as soon as funding has been secured for the final phase of such projects;

(8) that with the exception of the first 8 projects on the priority ranking list, staff time be limited to that necessary to prepare preliminary proposals suitable for cost estimation purposes only, unless further design work is necessary to qualify a project for assured funding from non-Board sources;

(9) that copies of this report be forwarded to all elementary schools.

(Signed)
MICHAEL J. ROSE,
Comptroller of Buildings & PLant

RONALD W. HALFORD,
Associate Director of Education, Operations

EDWARD N. MCKEOWN,
Director of Education

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## APPENDIX C

## CRITERIA TO DETERMINE RELATIVE PRIORITIES FOR PLAYGROUND IMPROVEMENTS

### Introductory Note

Before applying the following rating scale, the probable future of the school building and yard must be carefully assessed. The criteria below are not applicable if:

a. the school is subject (or projected to be subject to)the review process for small shcools.

b. there are portables on site that interfere with a suitable playground design.

c. there are major building renovations or additions planned that would occupy a significant portion of the yard.

A. Program and Design Adequacy Factors

1. Adequacy of Facility to meet School Requirements

Is the present yard and its configuration adequate to satisfy the following teaching and non-teaching functions?

a. Physical Education

b. Outdoor Education and/or School Garden

c. Outdoor Classroom and/or OUtdoor Assembly

d. Play Space, Active and Quiet Play Areas

e. Kindergarten Play Space

Non-Teaching Functions

a. Site Circulation (Pedestrians, Vehicular and Emergency Access)

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b. Parking (Adequacy and Location)

c. After-school and Community Use of Yard

d. Visual and Aesthetic Considerations

Rationale - if the existing facilities are inadequate, teaching and non-teaching functions may be limited with consequent intereference with other social and academic programs.

2. Amount of Play Space Per Pupil

Is the yard of adequate size to accommodate the various essential acivities?

Rationale - The more overcrowded the yard, the more need of improvements.

B. Intensity of Use Factors

Number of Children at School

Are there sufficient pupils to benefit from the proposed rehabilitation?

Rationale - The more children who make use of the facility the more value per dollar spent.

4. Location of Adjacent Facilities

Is there a G.P. Room, Gymnasium or Pool presently or proposed at the school. Are there athletic facilities in adjacent parks or other schools?

Rationale - Convenience of access to these facilities could reduce the need by school and community for rehabilitation of the yard.

C. Funding Factors

5. Cost Sharing with Others

Is there a possibility or willingness on the part of other agencies to participate in the project financially?

Rationale - Special funding, e.g. Wintario,

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Private, N.I.P., C.S.C.P., O.N.I.P.,thereby Recreation may be available thereby reducing the Board's share of the project cost and and increasing the benefit derived per Board dollar spent.

5. Other Factors

6. Condition of Existing Yard

Is the condition of the yard such that extensive Maintenance funding is presently or in the near future going to be required?

Rationale - If monies have to be spent (e.g. in replacing deteriorated asphalt in a yard once it has become irrepairable), it is economically justificable to undertake a yard rehabilitation rather than undertake large scale replacements.

7. Date of Request

How long have staff and community been waiting for site rehabilitation?

Rationale - The length of time which the request has been outstanding should be considered in the assessment. Everything else being equal, a long standing request should have priority over a recent request.

8. Design Phasing

Can design be phased?

Rationale - Due to present budget limitations, designs financed in total by the Board generally have to be phased. However when phasing is impractical, such a

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design would require a disproprotionate
share of an annual budget allocation,
thus delaying other projects.

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## APPENDIX "D"

## Weighting Factors for Determining Priority Ranking for Playground Improvements

| Factors | | Point Weighting | Maximum |
|---|---|---|---|
| A. | Program & Design Adequacy Factors | | |
| | 1. Adequacy of Facility to meet school requirements | 20% | |
| | 2. Amount of play space per pupil | 9% | 29% |
| B. | Intensity-of-Use Factors | | |
| | 3. Number of children at school | 14% | |
| | 4. Location of adjacent facilities | 6% | 20% |
| C. | Funding Factors | | |
| | 5. Cost sharing with others | 20% | 20% |
| D. | Other Factors | | |
| | 6. Condition of existing yard | 25% | |
| | 7. Date of request | 5% | |
| | 8. Design phasing | 1% | 31% |
| MAXIMUM TOTAL POINTS POSSIBLE | | | 100% |

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(Portions of original)

## APPENDIX B

### Criteria for Setting Priorities - Development of Playgrounds

The following recommendations was adopted by the Board on March 2, 1978:

"That the following criteria, which are not necessarily in order of priority ....be approved:

--date of request;

--condition of existing playground;

--design:

(a) how the various facilities are to be placed to allow for efficient use of the site;

(b) caretaking and maintenance - how the design will affect these components of the school operation;

(d) phasing - does the design allow phasing?

--staff interest and involvement and its relationship to the school and community;

--community interest and involvement and its relationship to the school and community;

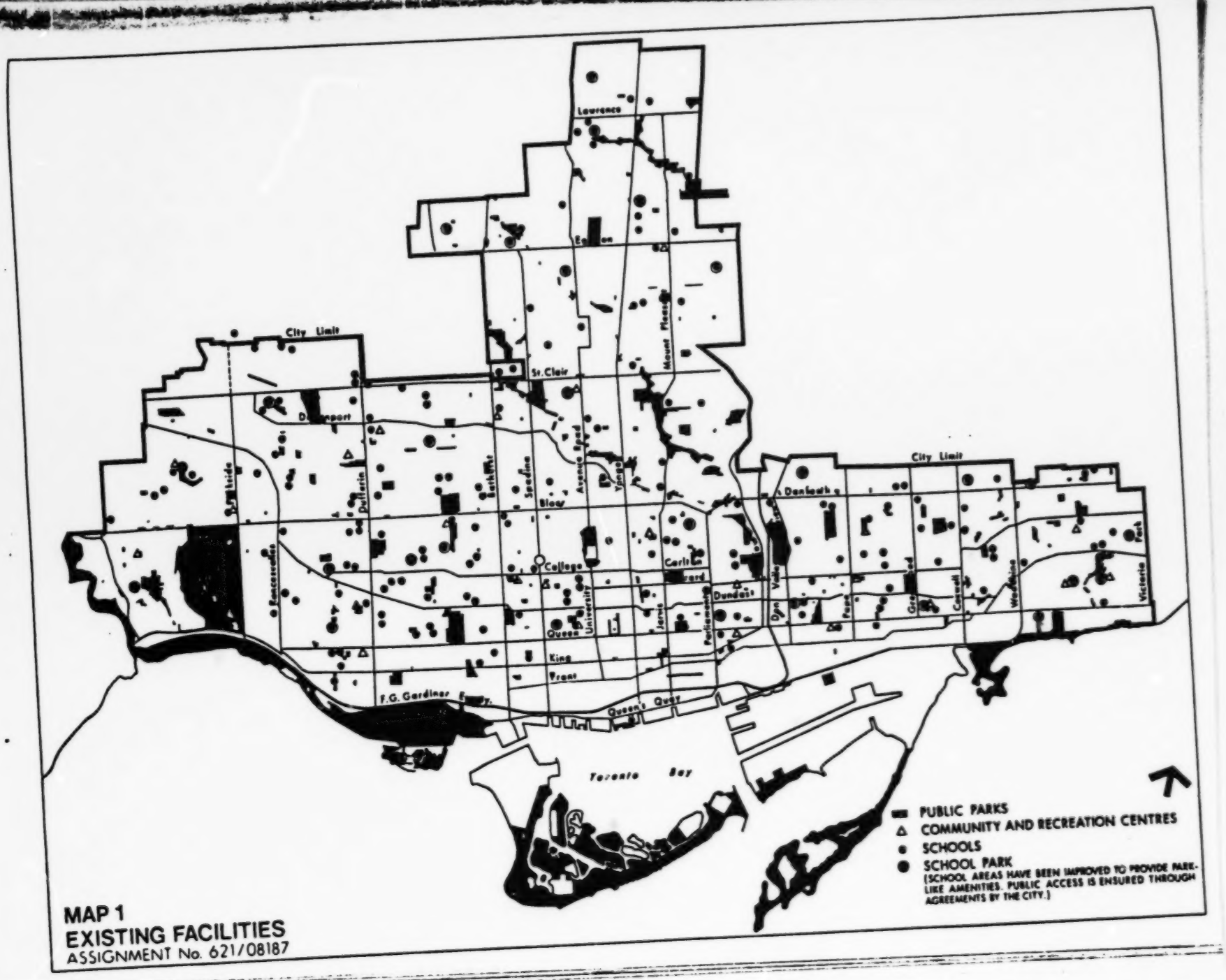
--sharing of cost with others, such as the City of Toronto Parks and Recreation Department, or any other source;

--location of the school in relationship to other playground facilities, such as City parks;

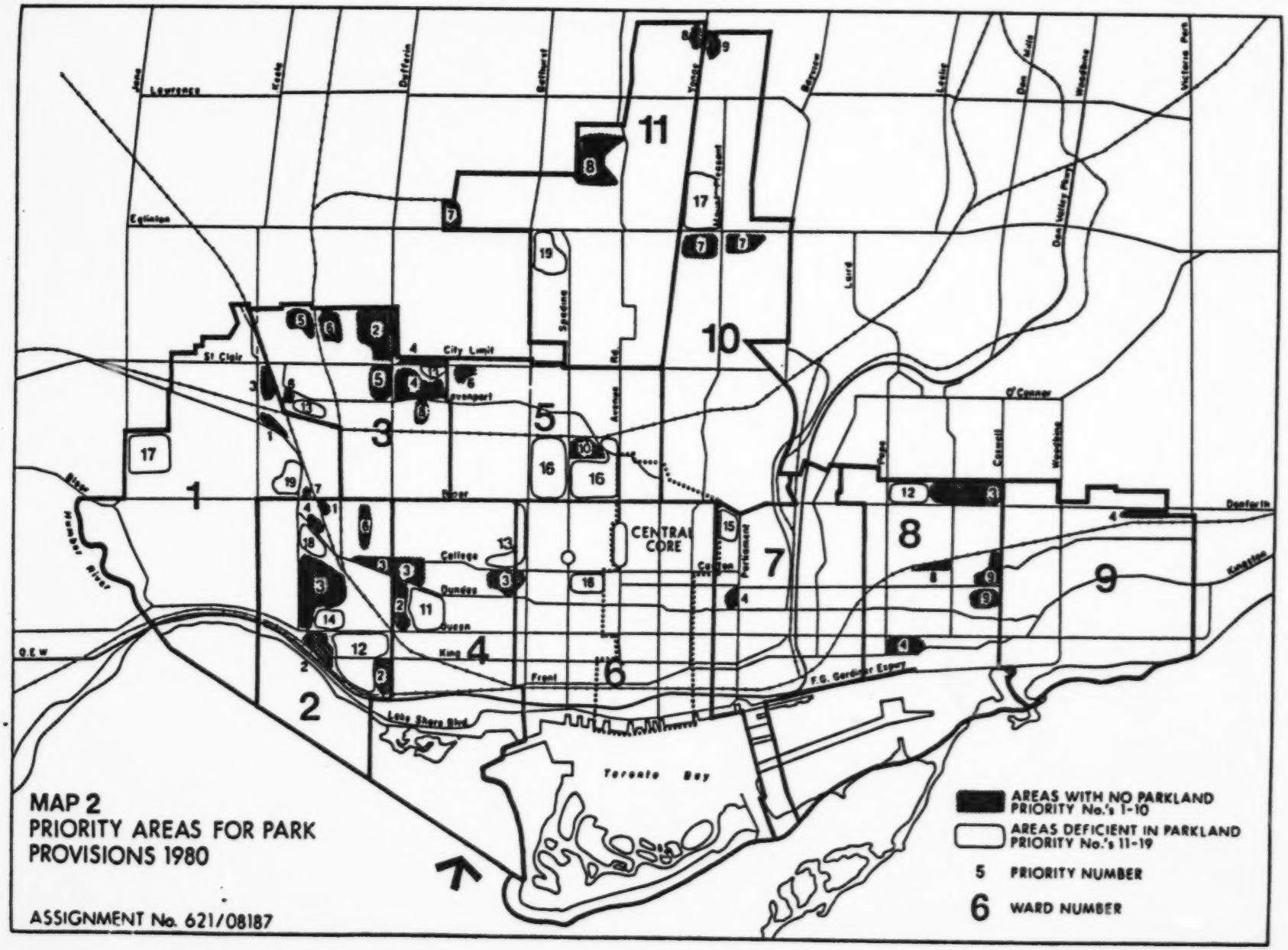
--number of children at the school and in the community, e.g., small school status;

--relationship of the design of the facility to the school program.

(Board Minutes, March 2, 1978, page 215.)




**MAP 1**
**EXISTING FACILITIES**
ASSIGNMENT No. 621/08187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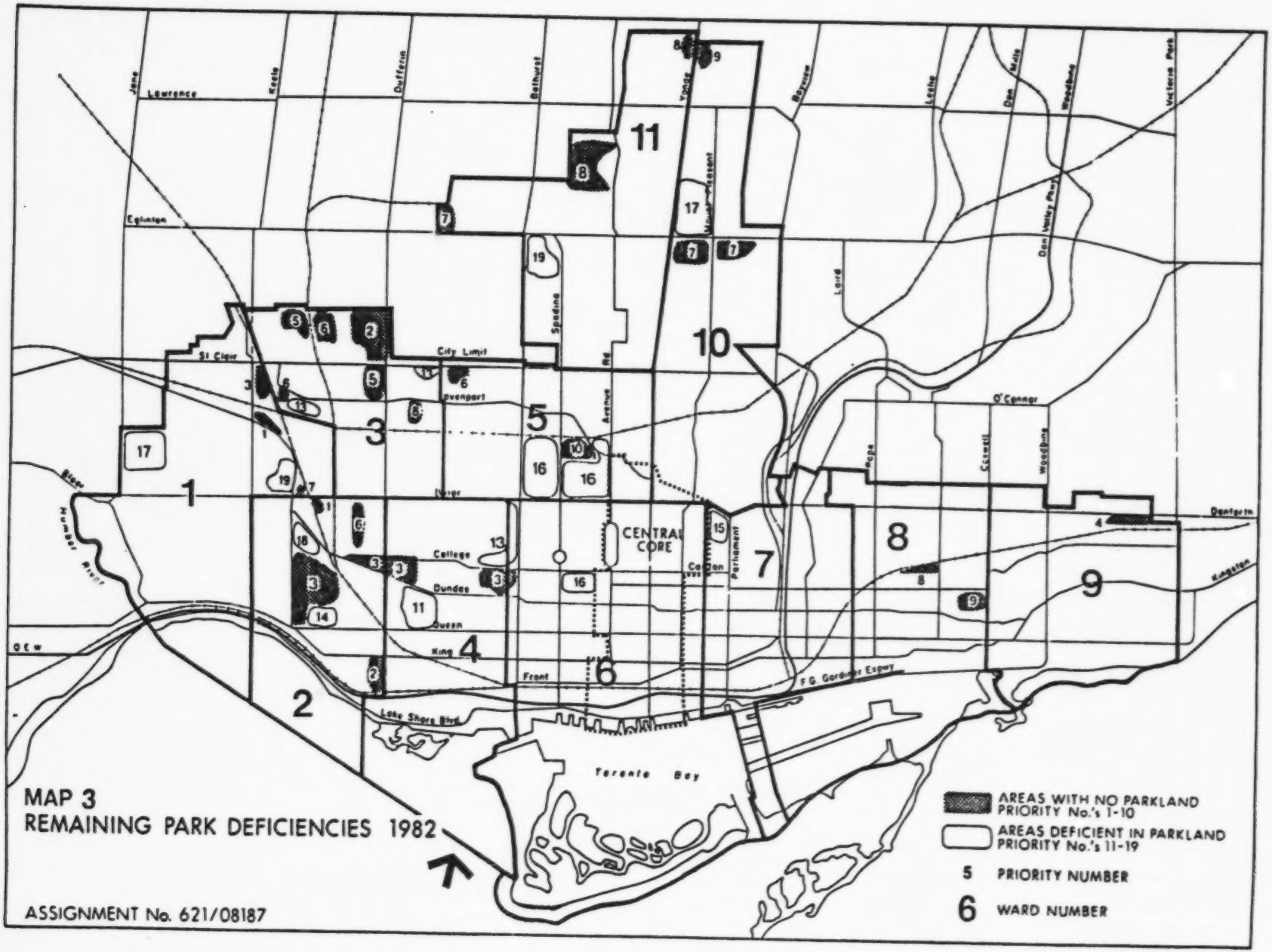
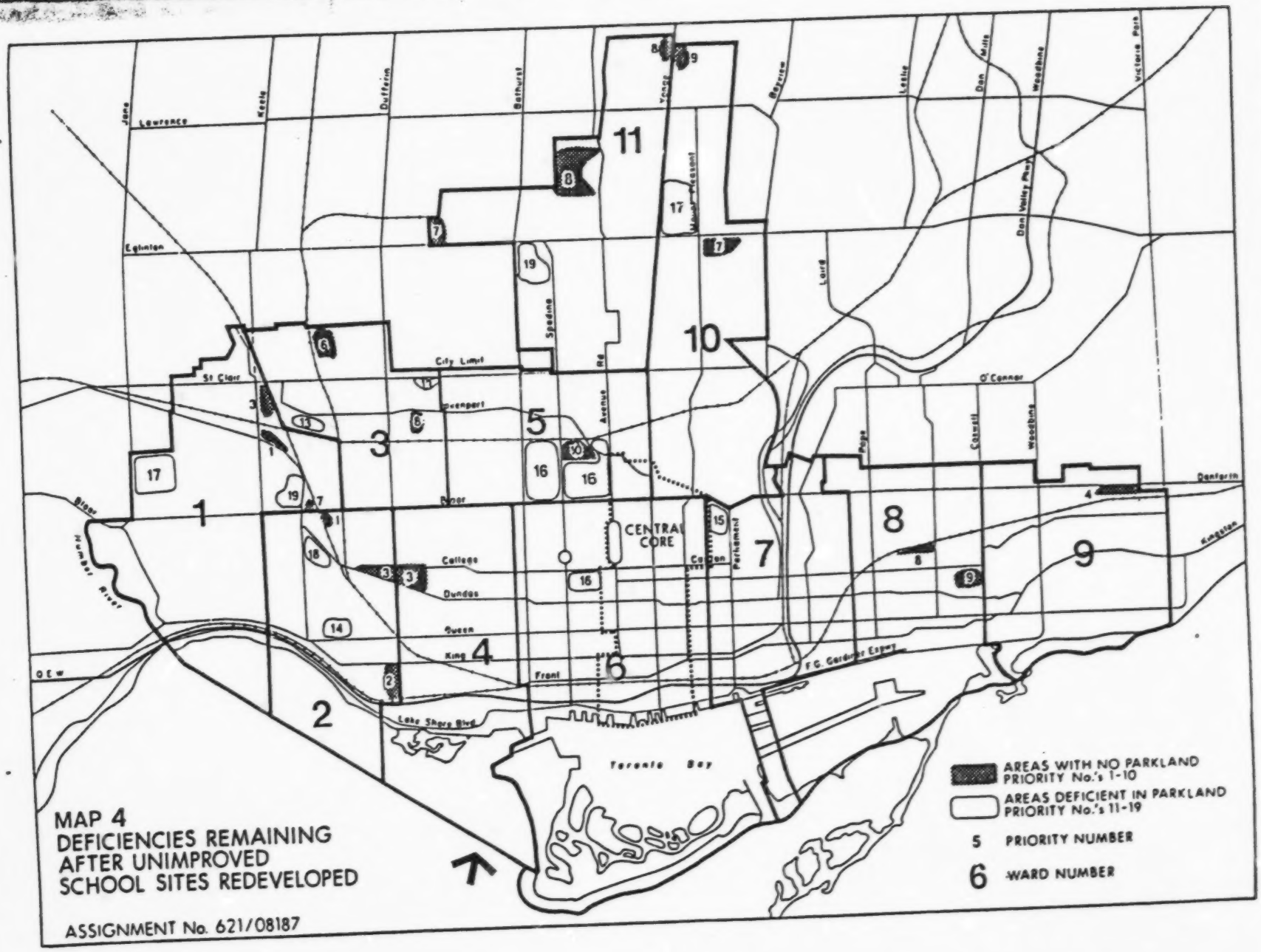
Eglinton
St Clair
City Limit
Davenport
Bloor
College
Dundas
Queen
King
Front
Lake Shore Blvd
Toronto Bay
CENTRAL CORE
F.G. Gardiner Expwy
Don Valley Pkwy
O'Connor
Danforth
Keele
Dufferin
Bathurst
Yonge
Bayview
Leslie
Woodbine
Victoria Park
Spadina
Avenue
Rd.
Laird
Pape
Carlaw
Parliament
Jarvis
Humber River
Don River
Gardiner Expwy
Q.E.W.
MAP 2
PRIORITY AREAS FOR PARK PROVISIONS 1980
ASSIGNMENT No. 621/08187
AREAS WITH NO PARKLAND PRIORITY No.'s 1-10
AREAS DEFICIENT IN PARKLAND PRIORITY No.'s 11-19
5 PRIORITY NUMBER
6 WARD NUMBER



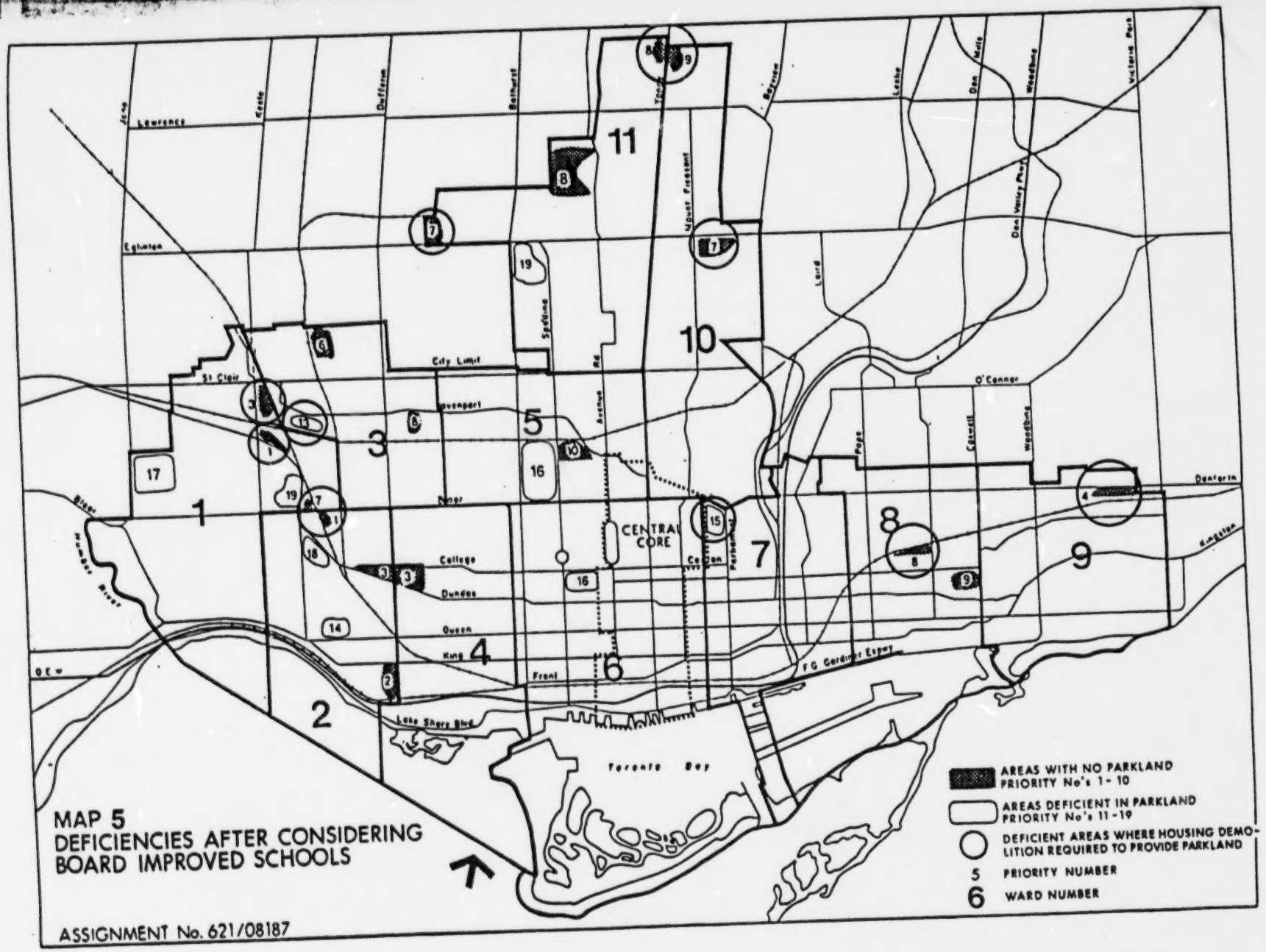

MAP 3
REMAINING PARK DEFICIENCIES 1982

ASSIGNMENT No. 621/08187




MAP 4
DEFICIENCIES REMAINING
AFTER UNIMPROVED
SCHOOL SITES REDEVELOPED

ASSIGNMENT No. 621/08187




MAP 5
DEFICIENCIES AFTER CONSIDERING
BOARD IMPROVED SCHOOLS

ASSIGNMENT No. 621/08187

POOR

QUALITY

ORIGINAL